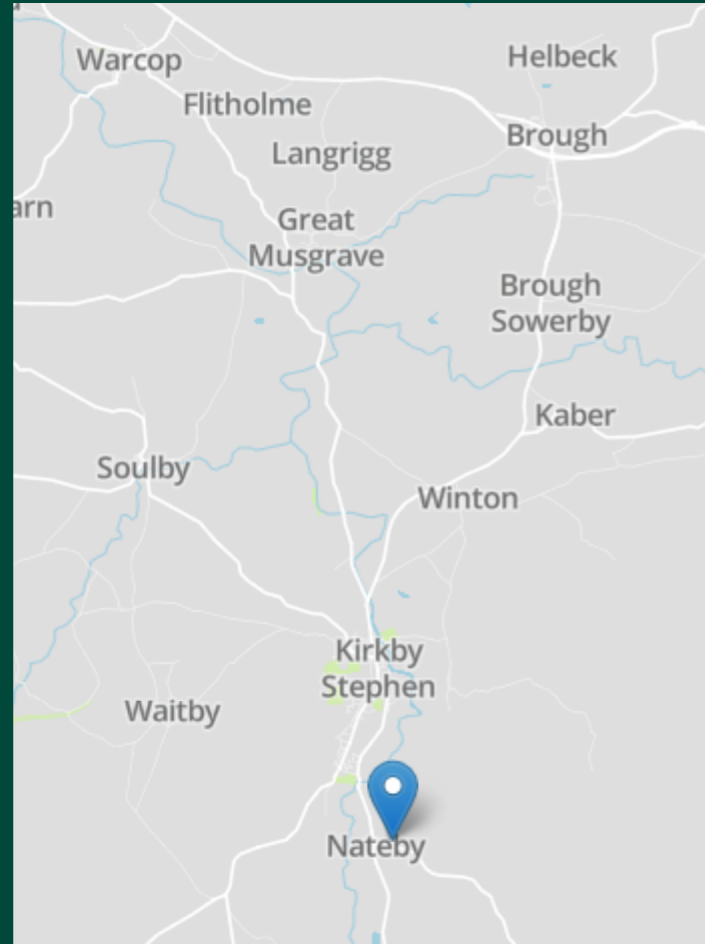


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		92
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Beckside, Nateby, Kirkby Stephen, Cumbria, CA17 4JR

- Charming 1 bed cottage
- Well maintained
- Garden & parking
- Village location
- Council Tax: Band A
- EPC rating C

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' & Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



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LOCATION

Beckside is located in the popular village of Nateby and within the YDNP, just a short drive or walk from the the market town of Kirkby Stephen. Kirkby Stephen provides a good range of everyday facilities including a supermarket, hotels and public houses, primary and secondary schools, sports clubs, medical centre and churches. There is good access to the M6 at Tebay, Junction 38, about 12 miles and 4 miles to Brough/A66. Carlisle, Penrith and Kendal are within commuting distance and there is also a station at Kirkby Stephen on the historic Settle-Carlisle railway line.

PROPERTY DESCRIPTION

One bedroom mid terrace property in a quiet village location. Accommodation briefly comprises open plan living/dining/kitchen area to the ground floor with bedroom and bathroom to the first floor. Externally there is offroad parking to the front with a terraced patio and shared lawned garden to the rear.

ACCOMMODATION

Open Plan Living/Dining/Kitchen

Accessed directly via part glazed front door with windows to either side.

Living Area

4.85m x 4.20m (15' 11" x 13' 9") With picture rail, stairs to first floor with understairs cupboard, TV and telephone points, night storage heater.

Dining Kitchen Area

4.01m x 2.44m (13' 2" x 8' 0") Fitted with wall and base units with complementary wood effect work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with hob and extractor over, windows and part glazed door to the rear.

FIRST FLOOR

Bedroom

4.23m x 3.30m (13' 11" x 10' 10") Open to apex with vaulted ceiling, large, shelved airing cupboard, TV and telephone points, night storage heater, window to front aspect.

Bathroom

Fitted with three piece suite comprising bath with mains shower over and shower screen, wash hand basin and WC, wall mounted shelf, shaver point and light, wall heater, part tiled walls, extractor fan and Velux window.

EXTERNALLY

To the front is a flagged area providing offroad parking and a wooden storage shed. To the rear is a flagged, terraced patio area with steps leading up to a shared, lawned garden.

ADDITIONAL INFORMATION

Management & Terms

Management: This property is not managed by PFK.

Terms: EPC rating: C

Rental: £525 PCM plus all other outgoings

Deposit: Equal to one month's rent

Conditions: No smokers allowed.

Please note Immigration Act 2014 checks will apply.

Referral & Other Payments

PFK work with preferred providers for the delivery of certain services necessary for a house letting. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Company M & G EPCs Ltd - EPC and floorplan £35.00; EPC only £24.00; floorplan only £6.00. Company RentGuarantor Ltd (guarantor service provider) – 7.5% of the revenue collected by them. 'Mark-Up Values' - PFK receive payment in respect of the following - inventories: figure ranging between £80 and £130; tenant referencing: £32; fitting of smoke/carbon monoxide alarms: £5. All figures quoted are inclusive of VAT.

Permitted Payments

Rent: a tenant's regular payment to a landlord for the use of the property; Tenancy Deposit: money held on behalf of the tenant as security during the period of the tenancy and reserved for any damages or defaults by the tenant; Loss of keys, security device: £15.00 plus cost of keys/security device; Variation of Contract: £50.00; Early Termination/Surrender: a charge for an early termination can be made, this will not exceed the financial loss the landlord will suffer (these charges could cover the outstanding rent and marketing costs) as per the Tenant Fee Act 2019 Schedule 1; Utilities: tenants are responsible for paying bills in accordance with the tenancy agreement which could include council tax, utility payments (gas, electric, water) and communication services (TV, broadband & phone); Default fees under the tenancy agreement. All figures quoted are inclusive of VAT.

LETTING DETAILS

Services: Electricity, water and drainage. Electric heating and double glazing installed. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: From Kirkby Stephen, head southwards to the traffic lights and turn left for Nateby, about 2 miles. Take the first left hand turning in the village, follow the road to the end and the property lies on the left hand side.

